



CITY OF MENIFEE

SUBJECT: Bid Award and Agreement with Copp Contracting, Inc. for Construction Services for the Casa Blanca and Willows / Lake Ridge Community Resurfacing Projects, Capital Improvement Program Nos. 23-05 and 23-06

MEETING DATE: August 16, 2023

TO: Mayor and City Council

PREPARED BY: Diego Guillen, Associate Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Award bid and authorize the City Manager to execute a Contractor Services Agreement with Copp Contracting, Inc. to perform construction services for the Casa Blanca and Willows / Lake Ridge Community Resurfacing Projects, Capital Improvement Program (CIP) Nos. 23-05 and 23-06 in an amount not-to-exceed \$2,243,502.85; and
2. Authorize the City Manager to execute the Utility Relocation Agreement with Eastern Municipal Water District for reimbursement costs associated with the relocation of water facilities.

DISCUSSION

The Casa Blanca Community Resurfacing project, Capital Improvement Program (CIP) No. 23-05, is located east of the I-215 freeway, and south of McCall Boulevard, with major crossroads of Antelope Road and Grand Avenue. The Willows Community Resurfacing project, CIP No. 23-06, is located east of the I-215 freeway, and south of Newport Road, with major crossroads of La Piedra Road and Menifee Road. The Casa Blanca and Willows / Lake Ridge Community Resurfacing Project ("Projects") would provide resurfacing of existing pavement by grinding and overlaying asphalt concrete, replace 49 existing non-compliant curb ramps, construct drainage improvements, and provide removal and replacement of roadway striping and signage. The combined project length of the resurfacing efforts would be approximately 2.9 linear miles.

On May 9, 2023, staff held an electronic bid opening following the administration of a competitive bid process for the Projects' construction services. The bid process resulted in two bid submissions, both of which exceeded the engineers' estimate for the Projects. The lowest of the two bids received at the time was from Manhole Adjusting, Inc. in the amount of \$2,698,000.

On June 21, 2023, the City Council authorized the rejection of all bids submitted through this competitive bidding process. Following City Council's action, staff re-evaluated the construction documents and identified two potential cost-saving opportunities in the Scope of Work. The first included updating the Projects scope to only remove and replace non-compliant portions of ADA ramps. The second opportunity included incorporating a bid alternate line item for the use of a product known as Hyrap as an alternate to rubberized asphalt. Hyrap is a 100% sustainable asphalt product for paving which utilizes recycled materials to reduce oil consumption, reduce the use of petroleum products, and minimize mining operations, resulting in an overall reduction of greenhouse gases associated with the paving work. After updating the bid documents to reflect the changes above, staff administered a second competitive bid process and a bid opening was held on July 18, 2023, resulting in a total of seven bid submissions.

Following review of the bid submissions, staff determined that the changes to the ADA ramp scope had the largest impact in reducing the Projects' cost. Staff also found that the alternate bid item for use of Hyrap generally exceeded the amount of the base bid item for rubberized asphalt. Based on the available Projects budget and the new bid information received, award of the base bid items is recommended. The base bid amounts for the seven bids received on July 18, 2023, are summarized in Table 1 below.

Table 1 – Bid Result Summary

Firm Name	Total Base Bid Amount	Lowest Bidder
Engineers Estimate	\$2,300,000.00	
Copp Contracting, Inc.	\$2,243,502.85	X
All American Asphalt	\$2,424,222.00	
Hardy & Harper, Inc.	\$2,525,000.00	
Wheeler Paving, Inc.	\$2,585,568.70	
RJ Noble Company	\$2,585,887.75	
Calmex Engineering, Inc.	\$2,689,445.80	
Granite Construction Company	\$3,208,000.00	

Staff reviewed the apparent lowest bid and determined that COPP Contracting, Inc. met the requirements for recommendation as the lowest responsive and responsible bidder. The total cost for construction services covered in the base bid is \$2,243,502.85. Construction management and inspection services would be provided by City staff. Ancillary services such as materials testing and labor compliance services are currently being procured and would increase the total construction costs for the Project to \$2,390,678. Existing project budgets are available to support the majority of the total anticipated construction costs and are summarized in Table 2 of the Fiscal Impact section of this Report. Prior project savings have been identified in an amount to support the remaining budget needed to complete the construction phase for the Projects. This information is also summarized in the Fiscal Impact section as Table 3.

If approved by the City Council, the tentative Projects schedule would be as follows:

Construction Start:	August 2023
Construction End:	November 2023
<u>City Council Acceptance:</u>	<u>December 2023</u>

The timeline above assumes no delays due to weather or unforeseen conditions.

Eastern Municipal Water District (EMWD) has identified existing water utilities that are in direct conflict with the proposed Project. EMWD owns and maintains all water and sewer appurtenances in this area and is therefore responsible for the costs associated with the adjustment or relocation of these water utilities. It is typical for the identified water utilities to be adjusted or relocated by the City's contractor and reimbursed by EMWD upon completion of the Project. EMWD has identified 84 manholes and 96 water valves that would require adjusting to grade within the Project area. Total relocation costs are estimated to be \$104,160, as identified on the Base Bid Schedule as items 11, 12, 13, 26, 27, and 28, and attached to the EMWD Utility Relocation Agreement. The actual total reimbursement cost will be determined upon completion of work. The Utility Relocation Agreement details the scope of the relocation efforts and mechanisms to reimburse the City for the work to relocate or adjust EWMD's facilities.

Environmental Impact

The work proposed under this contract has been determined to be Categorical Exempt ("Existing Facilities") under the California Environmental Quality Act (CEQA) and CEQA Guidelines, Section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project is for resurfacing the existing pavement and updating non-compliant ADA ramps. The Project is also exempt under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. There is no possibility that the activity in question will have a significant effect on the environment because the proposed Project is occurring in an area that is already heavily disturbed and not environmentally sensitive.

STRATEGIC PLAN OBJECTIVE

Connectivity and Mobility

FISCAL IMPACT

The total anticipated fiscal impact for the construction phase is \$2,390,678, which includes the cost of the Owner-Contractor Agreement with Copp Contracting, Inc. for construction services, as well as ancillary services such as materials testing and labor compliance. Existing project budgets from Fiscal Year (FY) 2022/2023 are available to cover a portion of the total anticipated construction costs as summarized in Table 2 on the following page. Staff have identified additional project savings from FY 2022/2023 to cover the remaining budget needed to complete the construction phase for the Projects, as identified in Table 3 on the following page. Funds from FY 2022/2023 would be carried over into FY 2023/2024.

Table 2 – FY 2022/2023 Existing Project Funding

Fund	Project	Account Number	Available Budget	Anticipated Cost
SB 1	Casa Blanca	201-4555-58152	\$548,000	\$548,000
SB 1	Willows/Lake Ridge	201-4555-58153	\$667,000	\$667,000
Measure A	Casa Blanca	220-4555-58152	\$446,652	\$446,652
Measure A	Willows/Lake Ridge	220-4555-58153	\$41,852	\$41,852
Total			\$1,703,504	\$1,703,504

Table 3 – FY 2022/2023 Identified Project Funding

Fund	Project	Account Number	Available Budget	Anticipated Cost
General	PMP	100-4555-58011	\$590,345	\$464,929
General	Fire Station No. 68	100-4555-58101	\$144,280	\$144,280
General	Menifee Rd Resurfacing	100-4555-58122	\$77,965	\$77,965
Total			\$1,062,590	\$687,174

ATTACHMENTS

1. Project Location Maps
2. Contract Services Agreement
3. Utility Relocation Agreement